
URBAN CENTERS POLICY AMENDMENTS AFFECTING TOWN CENTER ZONE (LAND-2021-00266)

2021-22 Comprehensive Plan Amendment Docket

Redmond Planning Commission

January 26, 2022





PROPOSAL

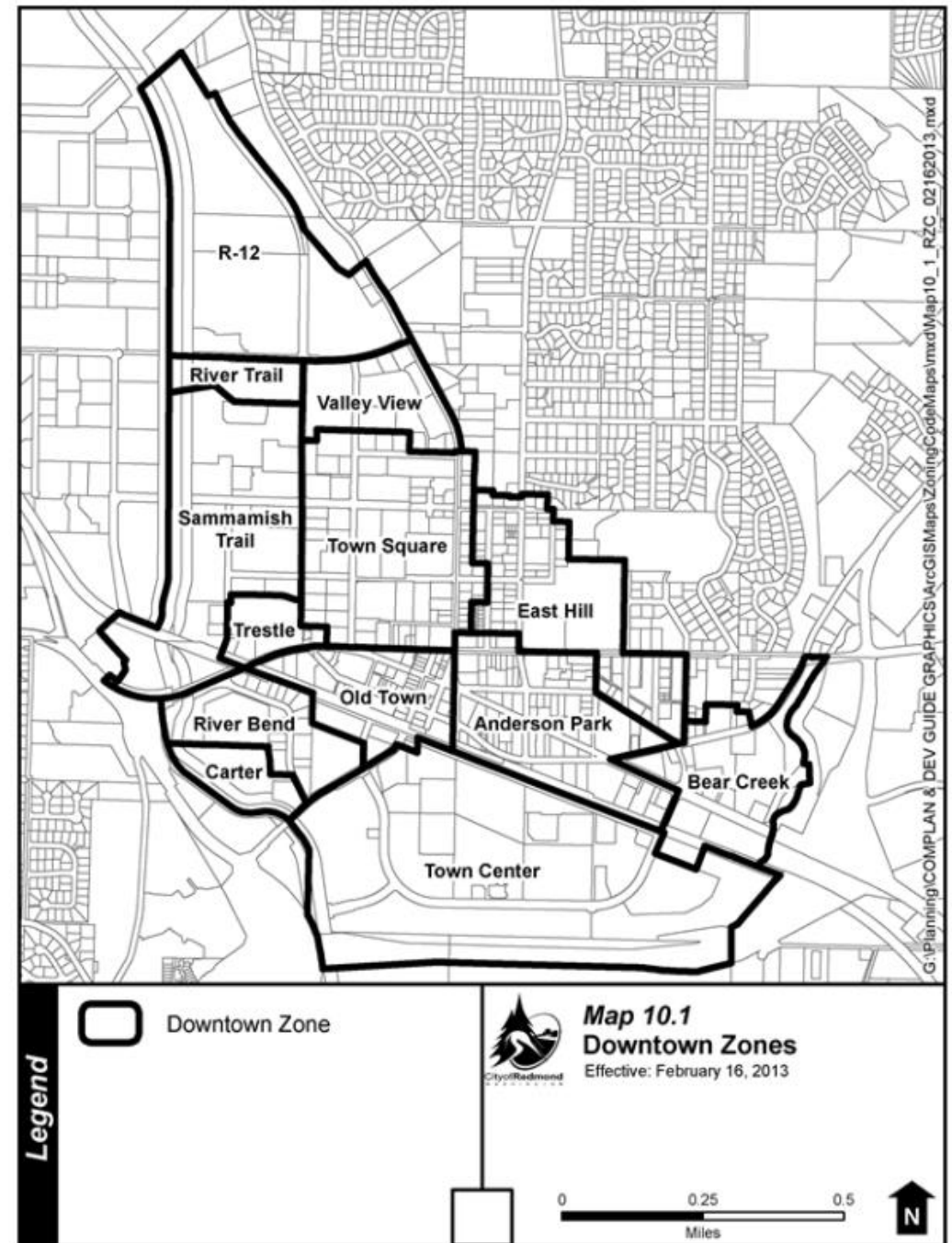
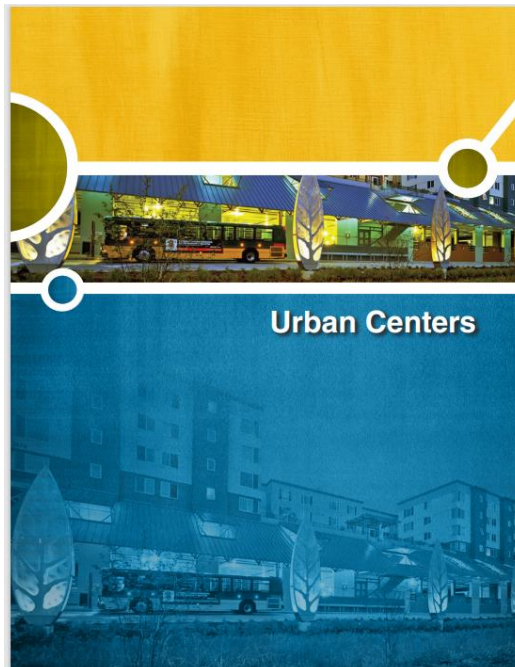
Remove outdated references to Redmond Town Center Master Plan;

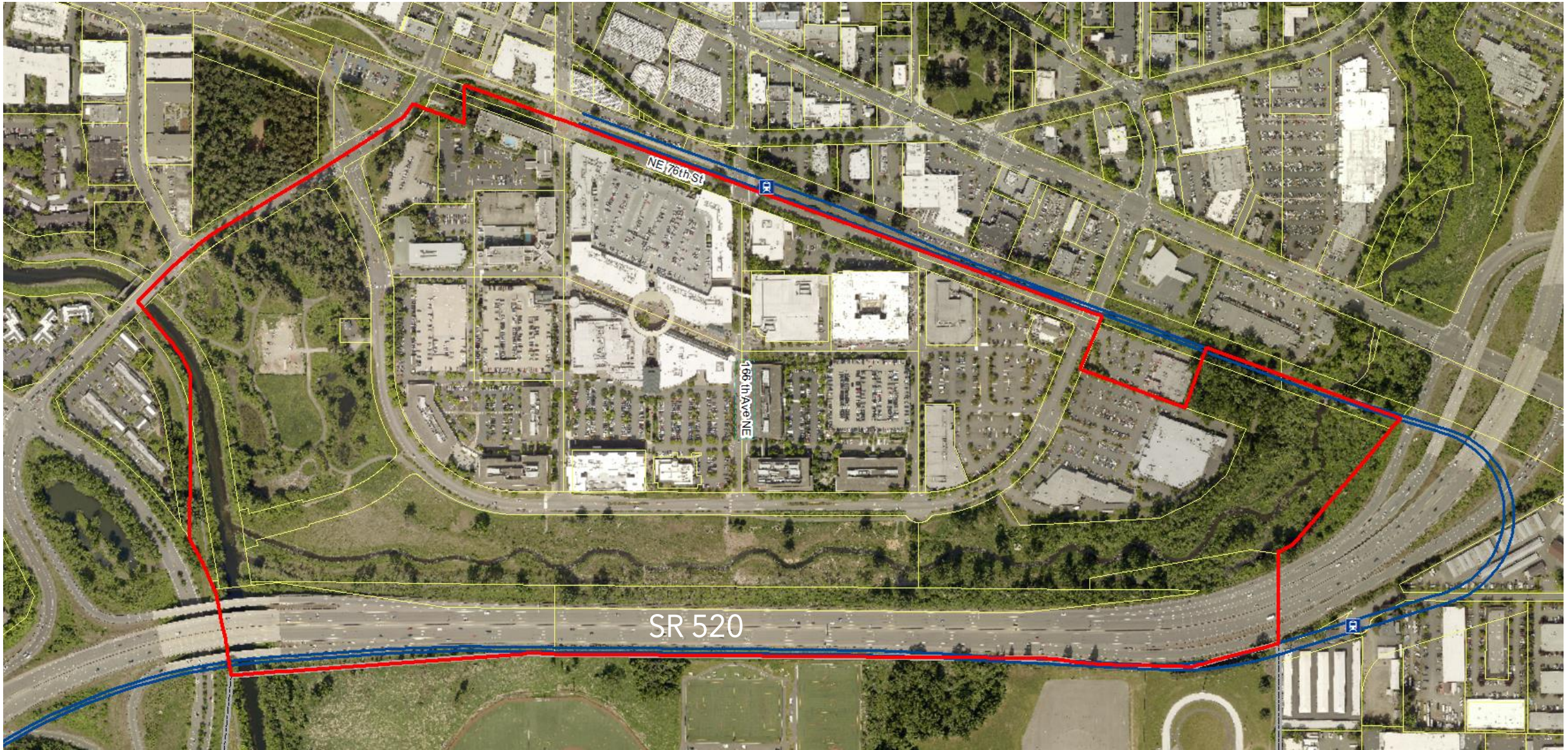
Revise Comprehensive Plan policies DT-11, DT-31, and DT-32 to provide clarity and consistency with the City's vision and goals.

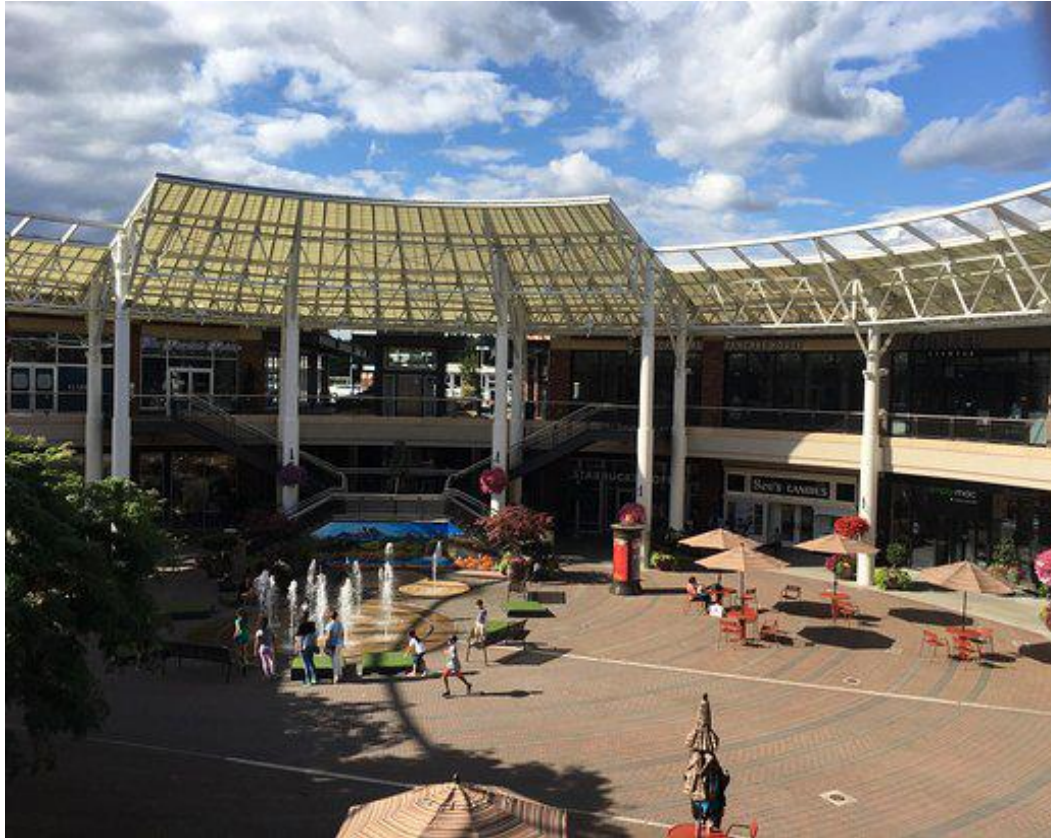
The intended outcome of this proposal is to encourage the redevelopment of Redmond Town Center from an auto-centric suburban campus to a walkable high-quality mixed-use urban neighborhood.

NON-PROJECT PROPOSAL

- Comprehensive Plan Amendment:
Urban Centers Element







AUTHORITY: RZC 21.76

- Amendments to the Comprehensive Plan are a Type VI (legislative) process
 - Technical Committee makes recommendation to Planning Commission
 - Planning Commission conducts open record public hearing and study sessions
 - Planning Commission makes recommendation to City Council
 - City Council is decision-making body
 - Planning Commission and City Council have subject matter jurisdiction (RZC 21.76.050.K)
-

TIMELINE

Q1 2021

- ✓ Applicant filed Redmond Town Center for Docket

Q2 2021

- ✓ Docket Public Hearing Notice Issued
- ✓ Public Hearing on Docket

Q3 2021

- ✓ Docket Approved by Council

Q1 2022

- ✓ File Amendments with Dept. of Commerce
- ✓ Non-Project Action SEPA Issued
- ✓ Technical Committee Review and Recommendation
- ❑ Planning Commission Evaluation and Recommendation

Q2 2022

- ❑ City Council Evaluation and Final Action

EVALUATION CRITERIA: RZC 21.76.070.J.9

RZC 21.76.070.J.9 COMPREHENSIVE PLAN AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
1	Consistency with the Growth Management Act (GMA) , the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Meets
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Meets
5	The capability of the land, including the prevalence of critical areas ;	Meets
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	Meets
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none">i. Unanticipated consequences of an adopted policy, orii. Changed conditions on the subject property or its surrounding area, or,iii. Changes related to the pertinent plan map or text; andiv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.	Meets

ALSO CONSIDER

- Policy amendments are companion piece to Redmond Zoning Code ReWrite amendments to **RZC 21.10.050 Town Center (TWNC) Zone**
 - Adding incentive provisions in support of transit orientated development (TOD) and housing goals
 - Recommended by Planning Commission 11/10/22
- Policy amendments would clarify what “Exceptional Public Amenities” merit additional building heights
- Removes outdated references to Town Center Master Plan
- **Does not** make changes to allowed land uses or development intensity

PROPOSED TEXT REVISIONS

Current text	Location	Applicant proposed change	Proposed text
Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities.	DT-11	We ask the City to consider clarifications and changes to this section to reflect changing conditions downtown, particularly considering Sound Transit's plan for an adjacent high-capacity transit station, and to acknowledge the high groundwater in the area.	Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities: <u>or project components that advance business diversity, housing or environmental sustainability goals.</u>

PROPOSED TEXT REVISIONS (CONTINUED)

Current text	Location	Applicant proposed change	Proposed text
<p>Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town.</p> <p>Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles.</p>	p. 14-17,18	n/a, added for consistency	<p>Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town.</p> <p>Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles.</p>

PROPOSED TEXT REVISIONS (CONTINUED)

Current text	Location	Applicant proposed change	Proposed text
The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.	Page 14-18, par. 2	Remove all references to the Town Center being controlled by a Master Plan as noted in paragraph 2 on page 14-18. Specific elements of the referenced masterplan have already been codified in the Comprehensive Plan and the Zoning Code.	<i>(strike whole paragraph)</i> The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.

PROPOSED TEXT REVISIONS (CONTINUED)

Current text	location	Applicant proposed change	Proposed text
Maintain a minimum of 600,000 square feet of gross leasable area dedicated to retail uses;	DT-31 bullet 6	Remove minimum retail square footage requirements.	Maintain <u>a mix of pedestrian generating uses including residential and retail uses, personal services, and restaurants.</u> a minimum of 600,000 square feet of gross leasable area dedicated to retail uses;

PROPOSED TEXT REVISIONS (CONTINUED)

Current text	Location	Applicant proposed change	Proposed text
Preserve at least 44 acres for use as public open space per the Town Center Master Plan; and	DT-31 bullet 10	Remove all references to the Town Center being controlled by a Master Plan	Preserve at least 44 acres for use as public open space per <u>consistent with</u> the 1995 Town Center Master Plan; and

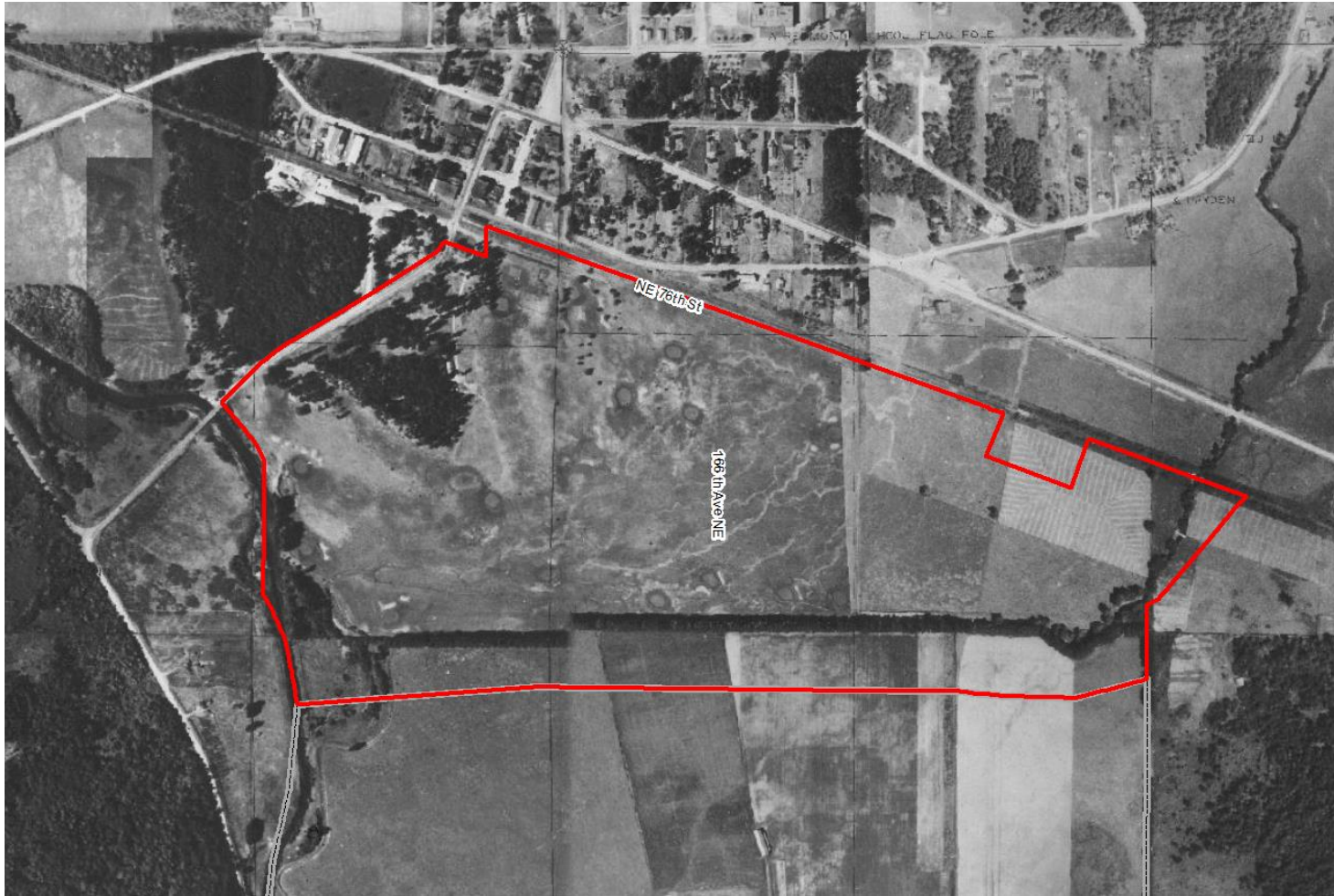
PROPOSED TEXT REVISIONS (CONTINUED)

Current text	Location	Applicant proposed change	Proposed text
Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs	DT-32	Remove commercial development square footage restrictions.	<i>(strike whole policy, redundant after changes to DT-31.6)</i> Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs.



REVIEW SCHEDULE

- ✓ 1/12 Introduction to the Topic
- 1/26 Study Session
- 2/9 Public Hearing
- 2/23 Study Session
- 3/9 Report Approval



Redmond, 1936

QUESTIONS?

Contact:

Glenn Coil
Senior Planner

Gbcoil@redmond.gov

<https://www.redmond.gov/1581/2022-Comprehensive-Plan-Docket>